



# Kansas Brownfields News

*KDHE's Brownfields News is published to share brownfields success stories throughout the state of Kansas.*

## 2010 KDHE Brownfields Workshops

The Kansas Department of Health and Environment (KDHE) invites you to attend "Recycling Kansas – the Kansas Brownfields Program." KDHE is sponsoring three regional workshops for communities in Kansas at the following locations in 2010.

Colby, Kansas – April 20, 2010

Hutchinson, Kansas – April 21, 2010

Olathe, Kansas – April 30, 2010



The workshop format and content includes discussion and "hands on" group exercises for brownfields located in Kansas. Topics and exercises include:

- What are Brownfields?
- Kansas and EPA Programs and Funding: selecting a brownfields project eligible for funding and determining an appropriate funding source.
- Do I Need a Phase I?
- Technical Assistance to Brownfields Program.
- Community Outreach: Developing innovative techniques to engage the community.
- Interactive discussion of potential brownfields projects with participants and the team.

Each workshop will be approximately 6.5 hours (9:30 a.m. to 3:30 p.m.) The cost to attend is \$10, and includes a lunch. Attendance qualifies for Continuing Education hours for certified administrators.

Brownfields workshops are designed to provide attendees with basic knowledge regarding property eligibility and identifying state, federal, and other financial and technical resources to assist in resolving environmental and redevelopment issues for communities.

Who should participate? Anyone interested in redevelopment opportunities in their community. Typical participants include: local or tribal governments, economic development staff, community grant writers, non-profit organizations, real estate developers, lenders, consultants, and others with an interest in the redevelopment and reuse of underutilized property.

For additional information regarding the 2010 KDHE Brownfields Workshops, please contact Ryan Weiser, Brownfields Coordinator, at (785) 296-5519, or consult the Kansas Brownfields website at <http://www.kdheks.gov/brownfields/>.

### **To Register, Contact:**

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## KDHE and Central Prairie Resource Conservation and Development Use \$200,000 Petroleum Assessment Grant from EPA to Inventory Abandoned Properties

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In 2008 KDHE was awarded a Brownfields Petroleum Assessment Grant from the Environmental Protection Agency to promote redevelopment in eight rural central Kansas counties (Barton, McPherson, Rice, Pawnee, Stafford, Reno, Ellsworth, and Edwards) with a combined population of 154,283. KDHE has collaborated with the Central Prairie Resource Conservation and Development (RC&D) Council to address abandoned properties, within the eight-county region that may be complicated by potential petroleum contamination. The targeted sites are primarily abandoned gas station properties, but may involve any property with potential petroleum issues. Such properties may include, but are not limited to, auto repair shops, factories, and dry cleaners.

Petroleum grant funds will be used to inventory brownfields and conduct approximately 20 Phase I and five Phase II Environmental Assessments within the eight-county region.



The grant period extends through June 2011. Communities located in the eight-county region that are interested in the program should contact Ryan Weiser, KDHE Brownfields Program Coordinator, at 785-296-5519, or the RC&D Council at 620-792-6224.

## Meet the Staff



### Ryan Weiser, State Brownfields Coordinator

Ryan Weiser is the new Brownfields Coordinator for the State Response and Property Redevelopment Unit in KDHE's Remedial Section. Prior to joining the Brownfields Program, Ryan was a project manager in the KDHE Closed Landfill and Drycleaning Programs for nearly four years. Ryan has extensive field experience, having worked for Environmental Priority Services (Salina, Kansas) for five years as a field geologist and Geoprobe operator prior to coming to KDHE. Ryan is a Licensed Professional Geologist with a bachelor of Science Degree in Geology from Fort Hays State University. He can be reached at (785) 296-5519 or by email at [rweiser@kdheks.gov](mailto:rweiser@kdheks.gov).

# Brownfields News

## EPA Announces 2009 Assessment Grant Award Recipients in Kansas

Assessment grants provide funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites. An eligible entity may apply for up to \$200,000 to assess a site contaminated by hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum) and up to \$200,000 to address a site contaminated by petroleum. Applicants may seek a waiver of the \$200,000 limit and request up to \$350,000 for a site contaminated by hazardous substances, pollutants, or contaminants, and up to \$350,000 to assess a site contaminated by petroleum. Such waivers must be based on the anticipated level of hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum) at a single site. Total grant fund requests should not exceed a total of \$400,000 unless such a waiver is requested. Due to budget limitations, no entity may apply for more than \$700,000 in assessment funding. The performance period for these grants is two years.

### City of Coffeyville, Kansas

The United States Environmental Protection Agency (EPA) has selected the City of Coffeyville for two brownfields assessment grants. Community-wide hazardous substances grant funds of \$200,000 will be used to inventory brownfields and conduct 20 Phase I and from six to eight Phase II environmental site assessments. Grant funds also will be used to plan site cleanups and support community outreach activities. Petroleum grant funds of \$200,000 will be used to conduct the same tasks at sites with potential petroleum contamination.

The City of Coffeyville is still struggling to recover from a catastrophic flood and petroleum release in 2007 that left 10 percent of homes and many businesses contaminated and unusable. Brownfield funds will allow the City to evaluate cleanup costs and redevelopment potential within the flooded areas.



On February 17, 2009, President Barack Obama signed into law the American Recovery and Reinvestment Act. The Recovery Act is an unprecedented effort to jumpstart our economy, and create or save millions of jobs. This law provided stimulus funds to the Brownfields Program to award grants to evaluate and clean up former industrial and commercial sites.

### City of Cherryvale, Kansas

EPA has selected the City of Cherryvale for two brownfields assessment grants. Community-wide hazardous substances grant funds of \$200,000 will be used to conduct about 15 Phase I and from six to eight Phase II environmental site assessments. Petroleum grant funds of \$200,000 will be used to conduct about 20 Phase I and from six to eight Phase II environmental site assessments at sites with potential petroleum contamination. Grant funds will also be used to inventory brownfields, conduct cleanup planning, and support community outreach activities.

Located in southeast Kansas, Cherryvale was a leader in zinc smelting and brick production in the early 1900s. However, many of the industrial and manufacturing companies had ceased operations by the 1930s, leaving a legacy of smelter-scarred land and vacant buildings. Initial surveys have identified 113 potential brownfields in the city.

*"Problems can become opportunities  
when the right people come together."  
— Robert South*

*"There must be a beginning of any great  
matter, but the continueing unto the end  
until it be thoroughly finished yieleds the  
true glory."  
--Sir Francis Drake*



# Brownfields News

**205 Washington Street, Ellis**

**Application Date: March 18, 2008**

**Status: Redevelopment in progress**

KDHE conducted a Brownfields Targeted Assessment (BTA) at 205 Washington Street in Ellis, Kansas. Ellis, which is just south of Interstate 70 in western Kansas, has a population of approximately 1,900. The BTA was conducted for the Ellis County Coalition for Economic Development to evaluate a property they were proposing to redevelop into a Days Inn, to be owned by local community residents. Not only had the community been without a hotel for nearly 18 months, but amenities such as meeting rooms and dog kennels for traveling hunters were a community-wide "on-demand" necessity.

Environmental concerns associated with the property were identified during the initial Phase I assessment. Leaking Underground Storage Tank (LUST) sites and a State Hazardous Waste site in the vicinity created environmental uncertainties. Therefore KDHE conducted a Phase II environmental site assessment on the property, which included soil and groundwater sampling. Based on data collected during the Phase II BTA, no significant environmental

impacts were present and 205 Washington Street was cleared for development.

Construction began in 2009. The hotel construction itself created 30-35 jobs within the community. In addition, the hotel business anticipates it has created another 10-15 jobs once construction is completed. As with any multifaceted project, unforeseen obstacles can arise. During the hotel planning state, it was apparent that a sprinkler system would be necessary to support the beautification efforts. However, there was insufficient water pressure to the property for the sprinklers. Further evaluation determined that the north side of the city lacked adequate water main capacity to provide fire protection for homes and businesses in the area. With loan and grant assistance from the United States Department of Agriculture, Ellis was able to upgrade its water distribution system. Sometimes hidden obstacles find a way of bestowing priceless treasures.

The Days Inn in Ellis, Kansas, is expected to open in spring 2010. The community, as well as fatigued travelers and visitors, will certainly benefit from the redevelopment efforts.

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